HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ontario Region

Date Released: Fourth Quarter 2016

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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2016		
Ontario	August 2016	September 2016
Trend[1], urban centres[2]	74,244	71,289
SAAR, urban centres[2]	70,261	67,426
	September 2015	September 2016
Actual, urban centres[2]		
September - Single-Detached	2,271	2,423
September - Multiples	5,206	3,291
September - Total	7,477	5,714
January to September - Single-Detached	16,400	19,211
January to September - Multiples	33,500	33,766
January to September - Total	49,900	52,977

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ontario Region
Third Quarter 2016

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2016	7,733	694	2,801	21	478	5,289	114	2,018	1,003	20,151
Q3 2015	7,108	617	2,206	14	578	7,814	36	2,218	668	21,259
% Change	8.8	12.5	27.0	50.0	-17.3	-32.3	**	-9.0	50.1	-5.2
Year-to-date 2016	19,159	1,710	7,114	48	1,081	17,695	308	5,858	2,163	55,140
Year-to-date 2015	16,349	1,333	5,681	51	1,619	20,069	221	4,577	1,220	51,120
% Change	17.2	28.3	25.2	-5.9	-33.2	-11.8	39.4	28.0	77.3	7.9
UNDER CONSTRUCTION										
Q3 2016	19,366	1,996	9,264	58	1,949	51,269	432	12,140	1,666	98,140
Q3 2015	16,040	1,596	6,927	39	2,628	48,661	444	9,906	1,144	87,385
% Change	20.7	25.1	33.7	48.7	-25.8	5.4	-2.7	22.6	45.6	12.3
COMPLETIONS										
Q3 2016	5,592	458	1,688	30	853	6,034	154	2,293	624	17,730
Q3 2015	4,974	381	1,510	29	392	5,583	117	1,704	451	15,141
% Change	12.4	20.2	11.8	3.4	117.6	8.1	31.6	34.6	38.4	17.1
Year-to-date 2016	16,951	1,414	5,709	62	1,797	14,814	353	5,183	1,841	48,144
Year-to-date 2015	14,073	1,595	4,858	108	1,114	32,082	262	3,801	1,748	59,641
% Change	20.5	-11.3	17.5	-42.6	61.3	-53.8	34.7	36.4	5.3	-19.3
COMPLETED & NOT ABSORBED										
Q3 2016	1,059	176	529	16	222	1,646	n/a	n/a	n/a	3,648
Q3 2015	1,123	97	468	25	302	2,598	n/a	n/a	n/a	4,613
% Change	-5.7	81.4	13.0	-36.0	-26.5	-36.6	n/a	n/a	n/a	-20.9
ABSORBED										
Q3 2016	5,013	377	1,564	27	860	6,516	n/a	n/a	n/a	14,357
Q3 2015	4,524	371	1,310	40	242	5,392	n/a	n/a	n/a	11,879
% Change	10.8	1.6	19.4	-32.5	**	20.8	n/a	n/a	n/a	20.9
Year-to-date 2016	15,208	1,206	5,335	70	1,715	15,657	n/a	n/a	n/a	39,191
Year-to-date 2015	12,995	1,511	4,421	104	894	30,798	n/a	n/a	n/a	50,723
% Change	17.0	-20.2	20.7	-32.7	91.8	-49.2	n/a	n/a	n/a	-22.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ontario Region 2006 - 2015

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2015	23,338	1,911	8,480	108	2,128	25,675	254	6,390	1,864	70,156
% Change	10.2	-23.7	15.0	-34.5	2.0	44.3	2.0	33.0	-37.3	18.6
2014	21,184	2,506	7,374	165	2,087	17,793	249	4,804	2,972	59,134
% Change	0.2	-16.6	3.2	10.7	10.3	-16.8	26.4	30.2	20.3	-3.2
2013	21,149	3,003	7,147	149	1,892	21,386	197	3,691	2,471	61,085
% Change	-9.6	-6.2	-13.9	-15.8	-21.4	-33.3	-21.2	-20.5	6.1	-20.4
2012	23,382	3,203	8,303	177	2,406	32,050	250	4,641	2,328	76,742
% Change	-5.4	11.6	5.5	0.6	4.2	42.6	3.3	2.2	-9.8	13.2
2011	24,724	2,869	7,873	176	2,309	22,474	242	4,543	2,581	67,821
% Change	-2.5	3.8	4.5	-10.7	-18.0	53.1	44.0	27.1	-22.5	12.2
2010	25,350	2,765	7,535	197	2,816	14,680	168	3,575	3,329	60,433
% Change	25.6	-2.5	38.5	-3.4	76.4	14.4	-27.3	-21.9	36.9	20.0
2009	20,186	2,835	5,439	204	1,596	12,837	231	4,580	2,431	50,370
% Change	-28.2	-11.8	-25.4	-2.4	-56.3	-49.8	29.1	24.2	-22.9	-32.9
2008	28,109	3,213	7,291	209	3,648	25,586	179	3,688	3,153	75,076
% Change	-15.3	-18.4	-14.1	44.1	30.8	128.0	32.6	29.0	-41.0	10.2
2007	33,198	3,936	8,492	145	2,789	11,221	135	2,859	5,348	68,123
% Change	0.2	-2.4	11.0	-21.6	-10.7	-27.7	-43.3	-26.6	-5.1	-7.2
2006	33,132	4,034	7,650	185	3,123	15,514	238	3,895	5,636	73,417

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Centres 100,000+											
Barrie	215	178	4	6	80	13	418	0	717	197	***
Brantford	39	95	6	10	51	57	12	153	108	315	-65.7
Greater Sudbury	72	67	8	10	38	14	29	2	147	93	58.1
Guelph	74	120	10	8	45	112	15	215	144	455	-68.4
Hamilton	170	345	6	16	302	112	220	96	698	569	22.7
Kingston	87	91	0	4	20	9	11	159	118	263	-55.1
Kitchener	418	252	30	10	120	214	813	539	1,381	1,015	36.1
London	409	284	14	4	137	67	205	226	765	581	31.7
Oshawa	188	426	20	14	137	84	195	153	540	677	-20.2
Ottawa	556	663	84	54	550	334	442	306	1,632	1,357	20.3
Peterborough	138	103	0	2	6	21	0	12	144	138	4.3
St. Catharines-Niagara	460	333	72	34	76	113	11	218	619	698	-11.3
Thunder Bay	57	70	6	12	8	6	4	33	75	121	-38.0
Toronto	3,324	3,021	236	320	1,423	1,256	4,631	7,903	9,614	12,500	-23.1
Windsor	229	219	58	50	56	39	3	65	346	373	-7.2
Centres 50,000 - 99,999											
Belleville	103	76	6	5	38	27	0	0	147	108	36.1
Chatham-Kent	26	38	0	2	8	0	0	0	34	40	-15.0
Cornwall	27	17	32	10	9	0	34	12	102	39	161.5
Kawartha Lakes	91	52	0	0	0	3	0	0	91	55	65.5
Norfolk	73	43	4	10	16	9	0	0	93	62	50.0
North Bay	14	21	2	2	0	0	0	3	16	26	-38.5
Sarnia	52	60	0	0	8	0	0	0	60	60	0.0
Sault Ste. Marie	20	30	0	4	19	7	0	0	39	41	-4.9

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Centres 10,000 - 49,999											
Bracebridge	10	13	8	0	4	9	0	0	22	22	0.0
Brighton	24	21	2	6	0	0	0	0	26	27	-3.7
Brock	4	8	0	0	0	0	0	0	4	8	-50.0
Brockville	18	12	0	0	0	0	0	0	18	12	50.0
Centre Wellington	50	8	0	0	29	0	0	0	79	8	**
Cobourg	20	0	10	0	6	0	0	0	36	0	n/a
Collingwood	23	32	20	0	39	8	0	126	82	166	-50.6
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Erin	17	4	0	0	0	0	0	0	17	4	**
Essex	10	0	0	0	0	0	0	0	10	0	n/a
Gravenhurst	16	17	2	0	0	0	0	0	18	17	5.9
Greater Napanee	5	0	0	0	0	0	0	0	5	0	n/a
Haldimand County	17	40	0	6	0	12	6	0	23	58	-60.3
Hawkesbury	0	0	2	0	0	0	12	0	14	0	n/a
Huntsville	13	20	4	0	9	0	0	0	26	20	30.0
Ingersoll	22	0	6	0	0	0	0	0	28	0	n/a
Kenora	2	0	0	0	0	0	0	0	2	0	n/a
Kincardine	13	8	0	0	0	4	0	0	13	12	8.3
Lambton Shores	20	30	0	0	0	0	0	0	20	30	-33.3
Leamington	45	27	22	6	13	2	4	2	84	37	127.0
Meaford	19	6	0	0	14	0	2	0	35	6	**
Midland	51	32	0	0	14	12	0	0	65	44	47.7
Mississippi Mills	13	0	12	0	0	0	0	0	25	0	n/a
North Grenville	12	34	2	4	0	9	0	0	14	47	-70.2
North Perth	17	11	2	0	13	4	8	4	40	19	110.5
Orillia	52	24	0	0	15	11	89	0	156	35	**
Owen Sound	6	14	0	0	0	0	0	0	6	14	-57.1
Pembroke	15	7	0	2	0	0	0	0	15	9	66.7
Petawawa	12	0	0	0	9	0	0	0	21	0	n/a
Port Hope	18	9	0	0	0	4	0	0	18	13	38.5
Prince Edward County	30	24	0	2	3	0	0	0	33	26	26.9
Saugeen Shores	15	14	0	0	0	3	0	0	15	17	-11.8
Scugog	3	7	0	0	0	0	0	0	3	7	-57.1
Stratford	25	11	6	0	15	0	51	4	97	15	**
Temiskaming Shores	8	4	0	0	0	0	0	0	8	4	100.0
The Nation	3	26	0	0	0	0	0	0	3	26	-88.5
Tillsonburg	56	0	0	0	0	0	0	0	56	0	n/a
Timmins	2	7	0	0	0	0	0	8	2	15	-86.7
Trent Hills	20	0	0	0	0	0	0	0	20	0	n/a
Wasaga Beach	78	32	10	8	21	32	0	0	109	72	51.4
West Grey	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	7	16	4	2	0	0	0	0	11	18	-38.9
Woodstock	121	0	4	0	8	0	106	0	239	0	n/a
Total Ontario (10,000+)	7,754	7,122	714	623	3,359	2,607	7,321	10,239	19,148	20,591	-7.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Barrie	536	440	10	10	181	82	784	0	1,511	532	184.0
Brantford	180	223	10	12	63	143	12	153	265	531	-50.1
Greater Sudbury	116	106	14	14	41	24	35	14	206	158	30.4
Guelph	184	287	16	22	164	246	501	287	865	842	2.7
Hamilton	552	894	110	20	753	324	650	98	2,065	1,336	54.6
Kingston	207	187	4	12	48	44	11	277	270	520	-48.1
Kitchener	1,016	703	54	28	283	408	1,448	1,303	2,801	2,442	14.7
London	1,055	743	24	15	296	318	910	586	2,285	1,662	37.5
Oshawa	788	1,042	52	20	470	274	665	473	1,975	1,809	9.2
Ottawa	1,395	1,318	168	145	1,323	862	915	1,047	3,801	3,372	12.7
Peterborough	252	217	0	2	21	33	125	12	398	264	50.8
St. Catharines-Niagara	1,079	691	110	96	243	277	74	256	1,506	1,320	14.1
Thunder Bay	107	122	6	17	8	10	24	39	145	188	-22.9
Toronto	8,011	7,162	686	770	3,526	3,618	16,872	20,173	29,095	31,723	-8.3
Windsor	612	491	142	74	144	79	57	71	955	715	33.6
Centres 50,000 - 99,999											
Belleville	254	155	36	5	87	53	0	0	377	213	77.0
Chatham-Kent	65	70	10	8	16	11	0	0	91	89	2.2
Cornwall	73	56	62	11	9	0	34	18	178	85	109.4
Kawartha Lakes	223	136	0	0	0	29	0	0	223	165	35.2
Norfolk	143	118	12	14	34	23	70	0	259	155	67.1
North Bay	26	32	4	2	4	0	9	3	43	37	16.2
Sarnia	121	124	12	0	16	0	0	0	149	124	20.2
Sault Ste. Marie	39	49	2	4	23	7	18	0	82	60	36.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 10,000 - 49,999											
Bracebridge	18	15	8	0	11	13	0	0	37	28	32.1
Brighton	61	41	2	10	0	0	0	0	63	51	23.5
Brock	8	15	0	6	0	0	0	0	8	21	-61.9
Brockville	34	25	2	0	0	0	7	12	43	37	16.2
Centre Wellington	142	16	8	0	61	0	111	24	322	40	**
Cobourg	32	21	16	2	6	0	0	0	54	23	134.8
Collingwood	54	68	26	4	43	16	93	126	216	214	0.9
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Erin	30	4	0	0	0	0	0	3	30	7	**
Essex	35	11	0	0	0	4	0	0	35	15	133.3
Gravenhurst	29	20	4	0	0	0	0	0	33	20	65.0
Greater Napanee	11	11	0	0	0	4	0	0	11	15	-26.7
Haldimand County	49	44	4	6	3	12	6	0	62	62	0.0
Hawkesbury	0	0	2	0	0	3	12	0	14	3	**
Huntsville	49	30	4	0	9	5	13	8	75	43	74.4
Ingersoll	53	14	10	2	4	0	0	0	67	16	**
Kenora	24	4	0	0	0	0	0	0	24	4	**
Kincardine	54	8	0	0	0	4	0	0	54	12	**
Lambton Shores	25	30	0	0	4	0	0	0	29	30	-3.3
Leamington	111	39	24	12	17	2	4	2	156	55	183.6
Meaford	24	8	0	0	14	0	2	0	40	8	**
Midland	102	62	6	2	18	16	0	0	126	80	57.5
Mississippi Mills	64	21	20	2	17	24	1	1	102	48	112.5
North Grenville	31	106	6	10	12	23	0	0	49	139	-64.7
North Perth	53	11	6	0	21	4	16	4	96	19	**
Orillia	97	54	0	0	26	42	189	0	312	96	**
Owen Sound	28	14	0	0	0	0	0	0	28	14	100.0
Pembroke	21	14	0	2	0	0	16	0	37	16	131.3
Petawawa	42	0	0	0	17	0	0	0	59	0	n/a
Port Hope	56	38	0	0	0	8	0	0	56	46	21.7
Prince Edward County	66	46	0	4	6	3	0	0	72	53	35.8
Saugeen Shores	85	21	6	0	9	3	16	0	116	24	**
Scugog	7	10	0	0	0	0	0	0	7	10	-30.0
Stratford	80	38	20	0	31	22	60	4	191	64	198.4
Temiskaming Shores	24	4	0	0	0	0	0	0	24	4	**
The Nation	15	26	4	0	0	0	0	0	19	26	-26.9
Tillsonburg	103	7	0	0	0	0	0	0	103	7	**
Timmins	7	15	0	0	0	0	0	8	7	23	-69.6
Trent Hills	56	9	0	0	3	0	0	0	59	9	**
Wasaga Beach	136	68	10	18	32	40	0	0	178	126	41.3
West Grey	0	1	0	0	0	0	0	0	0	1	-100.0
West Nipissing	19	17	6	2	0	0	0	0	25	19	31.6
Woodstock	241	28	18	2	21	0	112	0	392	30	**
Total Ontario (10,000+)	19,211	16,400	1,756	1,385	8,138	7,113	23,872	25,002	52,977	49,900	6.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Centres 100,000+								
Barrie	80	13	0	0	414	0	4	0
Brantford	51	57	0	0	12	0	0	153
Greater Sudbury	10	14	28	0	0	0	29	2
Guelph	45	112	0	0	15	89	0	126
Hamilton	302	112	0	0	120	96	100	0
Kingston	20	5	0	4	0	41	11	118
Kitchener	120	214	0	0	295	150	518	389
London	137	54	0	13	203	200	2	26
Oshawa	137	84	0	0	195	132	0	21
Ottawa	528	331	22	3	98	144	344	162
Peterborough	6	21	0	0	0	0	0	12
St. Catharines-Niagara	76	113	0	0	0	169	11	49
Thunder Bay	4	6	4	0	0	0	4	33
Toronto	1,395	1,246	28	10	3,799	6,801	832	1,102
Windsor	56	39	0	0	0	59	3	6
Centres 50,000 - 99,999								
Belleville	38	27	0	0	0	0	0	0
Chatham-Kent	8	0	0	0	0	0	0	0
Cornwall	9	0	0	0	12	8	22	4
Kawartha Lakes	0	3	0	0	0	0	0	0
Norfolk	16	9	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	3
Sarnia	8	0	0	0	0	0	0	0
Sault Ste. Marie	5	7	14	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Centres 10,000 - 49,999								
Bracebridge	4	9	0	0	0	0	0	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	0	0	0	0	0	0	0
Centre Wellington	29	0	0	0	0	0	0	0
Cobourg	6	0	0	0	0	0	0	0
Collingwood	39	8	0	0	0	126	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	0	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	0	12	0	0	0	0	6	0
Hawkesbury	0	0	0	0	0	0	12	0
Huntsville	9	0	0	0	0	0	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	4	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	13	2	0	0	0	2	4	0
Meaford	14	0	0	0	0	0	2	0
Midland	14	12	0	0	0	0	0	0
Mississippi Mills	0	0	0	0	0	0	0	0
North Grenville	0	9	0	0	0	0	0	0
North Perth	13	4	0	0	0	0	8	4
Orillia	15	11	0	0	89	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	0	0
Petawawa	9	0	0	0	0	0	0	0
Port Hope	0	4	0	0	0	0	0	0
Prince Edward County	3	0	0	0	0	0	0	0
Saugeen Shores	0	3	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Stratford	15	0	0	0	51	4	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	8
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	21	32	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	8	0	0	0	0	0	106	0
Total Ontario (10,000+)	3,263	2,577	96	30	5,303	8,021	2,018	2,218

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Barrie	181	82	0	0	780	0	4	0
Brantford	63	143	0	0	12	0	0	153
Greater Sudbury	10	24	31	0	0	2	35	12
Guelph	164	246	0	0	279	95	222	192
Hamilton	753	324	0	0	422	98	228	0
Kingston	48	36	0	8	0	41	11	236
Kitchener	283	397	0	11	623	467	825	836
London	248	219	44	99	216	200	694	386
Oshawa	470	274	0	0	428	132	237	341
Ottawa	1,253	859	70	3	442	764	473	283
Peterborough	21	33	0	0	44	0	81	12
St. Catharines-Niagara	240	269	3	8	47	203	27	53
Thunder Bay	4	10	4	0	0	2	24	37
Toronto	3,440	3,573	86	45	14,321	18,196	2,551	1,977
Windsor	144	79	0	0	54	65	3	6
Centres 50,000 - 99,999								
Belleville	79	53	8	0	0	0	0	0
Chatham-Kent	16	11	0	0	0	0	0	0
Cornwall	9	0	0	0	12	8	22	10
Kawartha Lakes	0	29	0	0	0	0	0	0
Norfolk	34	23	0	0	0	0	70	0
North Bay	0	0	4	0	0	0	9	3
Sarnia	16	0	0	0	0	0	0	0
Sault Ste. Marie	9	7	14	0	0	0	18	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 10,000 - 49,999								
Bracebridge	11	13	0	0	0	0	0	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	0	0	0	3	12	4	0
Centre Wellington	61	0	0	0	111	0	0	24
Cobourg	6	0	0	0	0	0	0	0
Collingwood	43	16	0	0	48	126	45	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	3
Essex	0	4	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	4	0	0	0	0
Haldimand County	3	12	0	0	0	0	6	0
Hawkesbury	0	0	0	3	0	0	12	0
Huntsville	9	5	0	0	12	8	1	0
Ingersoll	4	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	4	0	0	0	0	0	0
Lambton Shores	0	0	4	0	0	0	0	0
Leamington	17	2	0	0	0	2	4	0
Meaford	14	0	0	0	0	0	2	0
Midland	18	16	0	0	0	0	0	0
Mississippi Mills	17	24	0	0	1	0	0	1
North Grenville	12	23	0	0	0	0	0	0
North Perth	21	4	0	0	4	0	12	4
Orillia	26	42	0	0	89	0	100	0
Owen Sound	0	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	16	0
Petawawa	17	0	0	0	0	0	0	0
Port Hope	0	8	0	0	0	0	0	0
Prince Edward County	6	3	0	0	0	0	0	0
Saugeen Shores	9	3	0	0	0	0	16	0
Scugog	0	0	0	0	0	0	0	0
Stratford	31	22	0	0	60	4	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	8
Trent Hills	3	0	0	0	0	0	0	0
Wasaga Beach	32	40	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	21	0	0	0	6	0	106	0
Total Ontario (10,000+)	7,866	6,932	268	181	18,014	20,425	5,858	4,577

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Centres 100,000+								
Barrie	300	192	413	5	4	0	717	197
Brantford	90	162	18	0	0	153	108	315
Greater Sudbury	76	83	10	8	61	2	147	93
Guelph	91	176	53	153	0	126	144	455
Hamilton	474	473	124	96	100	0	698	569
Kingston	107	98	0	41	11	124	118	263
Kitchener	533	441	330	185	518	389	1,381	1,015
London	433	290	330	252	2	39	765	581
Oshawa	283	516	257	140	0	21	540	677
Ottawa	1,165	1,044	101	144	366	169	1,632	1,357
Peterborough	144	126	0	0	0	12	144	138
St. Catharines-Niagara	597	553	5	96	17	49	619	698
Thunder Bay	67	82	0	6	8	33	75	121
Toronto	4,776	4,348	3,978	7,040	860	1,112	9,614	12,500
Windsor	343	305	0	62	3	6	346	373
Centres 50,000 - 99,999								
Belleville	147	108	0	0	0	0	147	108
Chatham-Kent	34	40	0	0	0	0	34	40
Cornwall	60	27	12	8	30	4	102	39
Kawartha Lakes	91	55	0	0	0	0	91	55
Norfolk	89	60	4	2	0	0	93	62
North Bay	16	23	0	0	0	3	16	26
Sarnia	60	60	0	0	0	0	60	60
Sault Ste. Marie	25	41	0	0	14	0	39	41

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Centres 10,000 - 49,999								
Bracebridge	22	22	0	0	0	0	22	22
Brighton	26	27	0	0	0	0	26	27
Brock	4	8	0	0	0	0	4	8
Brockville	18	12	0	0	0	0	18	12
Centre Wellington	79	8	0	0	0	0	79	8
Cobourg	36	0	0	0	0	0	36	0
Collingwood	82	40	0	126	0	0	82	166
Elliot Lake	0	0	0	0	0	0	0	0
Erin	17	4	0	0	0	0	17	4
Essex	10	0	0	0	0	0	10	0
Gravenhurst	18	17	0	0	0	0	18	17
Greater Napanee	5	0	0	0	0	0	5	0
Haldimand County	17	53	0	5	6	0	23	58
Hawkesbury	2	0	0	0	12	0	14	0
Huntsville	21	20	5	0	0	0	26	20
Ingersoll	28	0	0	0	0	0	28	0
Kenora	2	0	0	0	0	0	2	0
Kincardine	13	12	0	0	0	0	13	12
Lambton Shores	20	30	0	0	0	0	20	30
Leamington	80	37	0	0	4	0	84	37
Meaford	33	6	0	0	2	0	35	6
Midland	65	37	0	7	0	0	65	44
Mississippi Mills	25	0	0	0	0	0	25	0
North Grenville	14	47	0	0	0	0	14	47
North Perth	32	15	0	0	8	4	40	19
Orillia	67	35	89	0	0	0	156	35
Owen Sound	6	14	0	0	0	0	6	14
Pembroke	15	9	0	0	0	0	15	9
Petawawa	21	0	0	0	0	0	21	0
Port Hope	18	13	0	0	0	0	18	13
Prince Edward County	33	26	0	0	0	0	33	26
Saugeen Shores	15	17	0	0	0	0	15	17
Scugog	3	7	0	0	0	0	3	7
Stratford	40	11	57	4	0	0	97	15
Temiskaming Shores	8	4	0	0	0	0	8	4
The Nation	3	26	0	0	0	0	3	26
Tillsonburg	54	0	2	0	0	0	56	0
Timmins	2	7	0	0	0	8	2	15
Trent Hills	20	0	0	0	0	0	20	0
Wasaga Beach	109	46	0	26	0	0	109	72
West Grey	0	0	0	0	0	0	0	0
West Nipissing	11	18	0	0	0	0	11	18
Woodstock	133	0	0	0	106	0	239	0
Total Ontario (10,000+)	11,228	9,931	5,788	8,406	2,132	2,254	19,148	20,591

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Barrie	728	501	779	31	4	0	1,511	532
Brantford	247	365	18	13	0	153	265	531
Greater Sudbury	126	126	10	18	70	14	206	158
Guelph	263	455	376	195	226	192	865	842
Hamilton	1,411	1,190	426	144	228	2	2,065	1,336
Kingston	259	233	0	41	11	246	270	520
Kitchener	1,261	1,057	715	538	825	847	2,801	2,442
London	1,125	748	418	429	738	485	2,285	1,662
Oshawa	1,226	1,256	510	212	239	341	1,975	1,809
Ottawa	2,779	2,291	469	764	553	317	3,801	3,372
Peterborough	258	246	59	6	81	12	398	264
St. Catharines-Niagara	1,378	1,094	88	165	40	61	1,506	1,320
Thunder Bay	117	145	0	6	28	37	145	188
Toronto	11,948	10,815	14,510	18,886	2,637	2,022	29,095	31,723
Windsor	895	641	57	68	3	6	955	715
Centres 50,000 - 99,999								
Belleville	369	213	0	0	8	0	377	213
Chatham-Kent	91	89	0	0	0	0	91	89
Cornwall	134	66	12	8	32	11	178	85
Kawartha Lakes	223	165	0	0	0	0	223	165
Norfolk	181	148	8	7	70	0	259	155
North Bay	30	34	0	0	13	3	43	37
Sarnia	149	124	0	0	0	0	149	124
Sault Ste. Marie	50	59	0	1	32	0	82	60

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 10,000 - 49,999								
Bracebridge	37	28	0	0	0	0	37	28
Brighton	63	51	0	0	0	0	63	51
Brock	8	21	0	0	0	0	8	21
Brockville	39	25	0	12	4	0	43	37
Centre Wellington	203	16	119	0	0	24	322	40
Cobourg	54	23	0	0	0	0	54	23
Collingwood	123	82	48	130	45	2	216	214
Elliot Lake	1	0	0	0	0	0	1	0
Erin	30	4	0	0	0	3	30	7
Essex	35	15	0	0	0	0	35	15
Gravenhurst	33	20	0	0	0	0	33	20
Greater Napanee	11	11	0	0	0	4	11	15
Haldimand County	56	57	0	5	6	0	62	62
Hawkesbury	2	0	0	0	12	3	14	3
Huntsville	57	38	17	5	1	0	75	43
Ingersoll	63	16	4	0	0	0	67	16
Kenora	24	4	0	0	0	0	24	4
Kincardine	54	12	0	0	0	0	54	12
Lambton Shores	25	30	0	0	4	0	29	30
Leamington	152	55	0	0	4	0	156	55
Meaford	38	8	0	0	2	0	40	8
Midland	126	73	0	7	0	0	126	80
Mississippi Mills	102	47	0	0	0	1	102	48
North Grenville	49	139	0	0	0	0	49	139
North Perth	80	15	4	0	12	4	96	19
Orillia	112	86	100	10	100	0	312	96
Owen Sound	28	14	0	0	0	0	28	14
Pembroke	21	16	0	0	16	0	37	16
Petawawa	59	0	0	0	0	0	59	0
Port Hope	56	46	0	0	0	0	56	46
Prince Edward County	72	53	0	0	0	0	72	53
Saugeen Shores	100	24	0	0	16	0	116	24
Scugog	7	10	0	0	0	0	7	10
Stratford	125	60	66	4	0	0	191	64
Temiskaming Shores	24	4	0	0	0	0	24	4
The Nation	19	26	0	0	0	0	19	26
Tillsonburg	101	7	2	0	0	0	103	7
Timmins	7	15	0	0	0	8	7	23
Trent Hills	56	9	3	0	0	0	59	9
Wasaga Beach	178	92	0	34	0	0	178	126
West Grey	0	1	0	0	0	0	0	1
West Nipissing	25	19	0	0	0	0	25	19
Woodstock	280	30	6	0	106	0	392	30
Total Ontario (10,000+)	27,983	23,363	18,824	21,739	6,166	4,798	52,977	49,900

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Centres 100,000+											
Barrie	152	131	0	0	0	31	92	96	244	258	-5.4
Brantford	49	84	6	0	43	35	0	58	98	177	-44.6
Greater Sudbury	37	31	4	8	0	25	4	0	45	64	-29.7
Guelph	55	102	8	16	112	29	20	215	195	362	-46.1
Hamilton	192	339	52	18	147	161	155	90	546	608	-10.2
Kingston	78	74	2	2	33	10	149	8	262	94	178.7
Kitchener	284	226	8	10	202	105	1,695	1,340	2,189	1,681	30.2
London	329	409	6	9	132	141	82	68	549	627	-12.4
Oshawa	257	217	4	0	101	13	36	0	398	230	73.0
Ottawa	548	355	66	58	487	519	245	613	1,346	1,545	-12.9
Peterborough	88	79	0	2	0	6	0	0	88	87	1.1
St. Catharines-Niagara	260	209	42	10	157	42	134	86	593	347	70.9
Thunder Bay	36	50	2	2	0	0	0	2	38	54	-29.6
Toronto	2,019	1,795	154	216	972	573	5,614	4,573	8,759	7,157	22.4
Windsor	200	169	46	14	41	27	0	0	287	210	36.7
Centres 50,000 - 99,999											
Belleville	80	75	10	0	22	34	0	0	112	109	2.8
Chatham-Kent	22	28	0	0	0	7	0	0	22	35	-37.1
Cornwall	24	9	22	0	0	0	10	0	56	9	**
Kawartha Lakes	50	131	0	0	18	34	0	0	68	165	-58.8
Norfolk	78	29	6	4	14	5	0	0	98	38	157.9
North Bay	1	14	0	0	0	0	0	0	1	14	-92.9
Sarnia	53	42	2	0	8	0	0	0	63	42	50.0
Sault Ste. Marie	10	33	6	2	0	19	0	4	16	58	-72.4

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Centres 10,000 - 49,999											
Bracebridge	11	7	0	0	0	4	0	0	11	11	0.0
Brighton	17	15	0	4	0	0	0	0	17	19	-10.5
Brock	3	2	0	0	0	0	0	0	3	2	50.0
Brockville	8	7	2	0	0	0	7	0	17	7	142.9
Centre Wellington	66	11	6	0	52	4	85	105	209	120	74.2
Cobourg	13	7	2	2	0	0	0	0	15	9	66.7
Collingwood	17	25	10	2	0	0	0	0	27	27	0.0
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Erin	12	0	0	0	0	0	0	0	12	0	n/a
Essex	7	6	2	0	0	4	0	0	9	10	-10.0
Gravenhurst	11	5	0	0	0	0	0	0	11	5	120.0
Greater Napanee	5	7	0	0	0	0	0	0	5	7	-28.6
Haldimand County	18	13	0	0	5	7	0	0	23	20	15.0
Hawkesbury	0	0	2	0	0	0	0	0	2	0	n/a
Huntsville	17	10	0	0	0	0	0	16	17	26	-34.6
Ingersoll	16	6	0	2	0	0	0	0	16	8	100.0
Kenora	4	0	0	0	0	0	0	0	4	0	n/a
Kincardine	22	0	0	0	0	24	0	4	22	28	-21.4
Lambton Shores	7	11	0	0	0	0	0	0	7	11	-36.4
Leamington	37	21	8	6	18	0	0	0	63	27	133.3
Meaford	7	1	0	0	4	0	0	0	11	1	**
Midland	40	21	2	0	0	4	0	0	42	25	68.0
Mississippi Mills	15	11	8	0	19	0	0	0	42	11	**
North Grenville	10	35	2	4	6	0	0	0	18	39	-53.8
North Perth	15	1	2	0	0	40	4	0	21	41	-48.8
Orillia	31	26	0	0	0	10	0	0	31	36	-13.9
Owen Sound	8	4	0	0	0	0	0	0	8	4	100.0
Pembroke	6	4	0	0	0	0	0	0	6	4	50.0
Petawawa	19	1	0	0	0	0	0	0	19	1	**
Port Hope	19	12	0	0	0	4	0	0	19	16	18.8
Prince Edward County	27	16	0	4	0	0	0	0	27	20	35.0
Saugeen Shores	26	9	4	0	13	14	16	0	59	23	156.5
Scugog	2	5	0	0	0	0	0	0	2	5	-60.0
Stratford	10	0	0	0	9	12	0	10	19	22	-13.6
Temiskaming Shores	9	0	0	0	0	0	0	0	9	0	n/a
The Nation	10	6	4	2	0	12	0	1	14	21	-33.3
Tillsonburg	21	2	0	0	0	3	0	0	21	5	**
Timmins	1	3	0	0	0	0	0	6	1	9	-88.9
Trent Hills	24	4	0	0	0	11	0	0	24	15	60.0
Wasaga Beach	39	36	6	8	0	18	0	0	45	62	-27.4
West Grey	0	2	0	0	0	0	0	0	0	2	-100.0
West Nipissing	9	3	2	0	0	0	0	0	11	3	**
Woodstock	83	17	2	0	8	0	0	0	93	17	**
Total Ontario (10,000+)	5,625	5,003	510	405	2,623	1,987	8,348	7,295	17,106	14,690	16.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Barrie	472	345	10	2	30	131	140	240	652	718	-9.2
Brantford	153	235	10	2	119	71	0	58	282	366	-23.0
Greater Sudbury	94	82	24	18	11	33	66	15	195	148	31.8
Guelph	175	188	22	32	252	91	99	546	548	857	-36.1
Hamilton	635	827	58	104	419	812	268	461	1,380	2,204	-37.4
Kingston	202	210	6	16	66	30	227	8	501	264	89.8
Kitchener	717	637	28	30	486	270	2,491	1,848	3,722	2,785	33.6
London	828	786	16	15	359	250	967	96	2,170	1,147	89.2
Oshawa	866	678	22	0	367	59	234	72	1,489	809	84.1
Ottawa	1,515	1,141	136	173	1,195	1,284	923	1,859	3,769	4,457	-15.4
Peterborough	189	242	2	2	30	12	0	19	221	275	-19.6
St. Catharines-Niagara	751	587	86	94	336	152	140	120	1,313	953	37.8
Thunder Bay	119	163	11	6	4	0	44	97	178	266	-33.1
Toronto	6,990	5,778	722	1,008	3,383	2,357	14,130	30,242	25,225	39,385	-36.0
Windsor	581	400	104	36	94	97	0	0	779	533	46.2
Centres 50,000 - 99,999											
Belleville	169	152	20	4	81	52	0	0	270	208	29.8
Chatham-Kent	74	59	18	4	0	19	0	0	92	82	12.2
Cornwall	65	50	34	16	0	15	80	9	179	90	98.9
Kawartha Lakes	153	192	0	0	18	42	0	0	171	234	-26.9
Norfolk	177	136	18	10	22	18	0	6	217	170	27.6
North Bay	31	30	4	0	3	3	7	0	45	33	36.4
Sarnia	126	120	8	0	14	0	0	0	148	120	23.3
Sault Ste. Marie	49	62	8	4	7	25	0	4	64	95	-32.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 10,000 - 49,999											
Bracebridge	18	11	4	0	7	14	8	0	37	25	48.0
Brighton	45	36	0	8	0	0	0	0	45	44	2.3
Brock	9	5	0	0	0	0	0	0	9	5	80.0
Brockville	21	20	2	0	0	3	7	0	30	23	30.4
Centre Wellington	98	41	8	2	59	4	136	105	301	152	98.0
Cobourg	38	35	8	14	0	22	0	0	46	71	-35.2
Collingwood	55	76	14	4	14	15	30	0	113	95	18.9
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Erin	26	4	0	0	0	0	0	3	26	7	**
Essex	27	19	2	2	0	11	0	0	29	32	-9.4
Gravenhurst	32	18	2	2	0	4	0	6	34	30	13.3
Greater Napanee	14	38	4	4	4	8	0	0	22	50	-56.0
Haldimand County	40	35	4	2	11	7	0	0	55	44	25.0
Hawkesbury	0	0	2	0	3	0	0	3	5	3	66.7
Huntsville	55	33	0	0	5	0	1	16	61	49	24.5
Ingersoll	45	16	4	2	25	0	0	0	74	18	**
Kenora	36	14	0	0	0	0	7	0	43	14	**
Kincardine	42	10	0	0	22	24	0	4	64	38	68.4
Lambton Shores	18	11	0	0	0	0	0	0	18	11	63.6
Leamington	103	41	12	6	18	0	0	0	133	47	183.0
Meaford	20	3	0	0	12	0	0	0	32	3	**
Midland	89	54	6	2	9	4	0	0	104	60	73.3
Mississippi Mills	76	31	22	2	60	0	1	1	159	34	**
North Grenville	42	67	6	4	20	10	0	12	68	93	-26.9
North Perth	47	17	4	0	4	40	12	0	67	57	17.5
Orillia	65	50	0	0	27	23	0	0	92	73	26.0
Owen Sound	32	13	0	0	4	0	0	0	36	13	176.9
Pembroke	20	12	0	2	0	0	0	0	20	14	42.9
Petawawa	57	14	2	0	3	0	0	0	62	14	**
Port Hope	40	43	0	0	0	4	0	0	40	47	-14.9
Prince Edward County	63	47	0	10	0	0	0	0	63	57	10.5
Saugeen Shores	53	19	4	0	22	14	16	0	95	33	187.9
Scugog	20	13	0	0	0	0	0	0	20	13	53.8
Stratford	64	7	0	0	45	23	2	10	111	40	177.5
Temiskaming Shores	23	6	0	0	0	0	0	0	23	6	**
The Nation	17	14	4	4	7	12	0	1	28	31	-9.7
Tillsonburg	66	21	2	0	0	3	0	0	68	24	183.3
Timmins	12	16	0	0	0	0	8	44	20	60	-66.7
Trent Hills	51	11	0	0	0	11	0	0	51	22	131.8
Wasaga Beach	88	75	10	14	32	54	0	0	130	143	-9.1
West Grey	0	9	0	0	0	0	0	0	0	9	-100.0
West Nipissing	23	7	4	4	0	0	0	0	27	11	145.5
Woodstock	195	73	12	6	12	0	12	0	231	79	192.4
Total Ontario (10,000+)	17,017	14,185	1,509	1,670	7,721	6,133	20,056	35,905	46,303	57,893	-20.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Centres 100,000+								
Barrie	0	25	0	6	16	96	76	0
Brantford	43	35	0	0	0	0	0	58
Greater Sudbury	0	7	0	18	0	0	4	0
Guelph	112	29	0	0	12	215	8	0
Hamilton	147	161	0	0	0	88	155	2
Kingston	33	10	0	0	0	4	149	4
Kitchener	202	105	0	0	1,033	287	662	1,053
London	101	103	31	38	8	32	74	36
Oshawa	101	13	0	0	0	0	36	0
Ottawa	481	516	6	3	67	596	178	17
Peterborough	0	6	0	0	0	0	0	0
St. Catharines-Niagara	143	42	14	0	0	0	134	86
Thunder Bay	0	0	0	0	0	0	0	2
Toronto	923	569	49	4	4,831	4,215	783	358
Windsor	41	27	0	0	0	0	0	0
Centres 50,000 - 99,999								
Belleville	17	34	5	0	0	0	0	0
Chatham-Kent	0	7	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	10	0
Kawartha Lakes	18	34	0	0	0	0	0	0
Norfolk	14	5	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sarnia	8	0	0	0	0	0	0	0
Sault Ste. Marie	0	4	0	15	0	0	0	4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Centres 10,000 - 49,999								
Bracebridge	0	4	0	0	0	0	0	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	0	0	0	3	0	4	0
Centre Wellington	52	4	0	0	85	49	0	56
Cobourg	0	0	0	0	0	0	0	0
Collingwood	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	4	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	5	7	0	0	0	0	0	0
Hawkesbury	0	0	0	0	0	0	0	0
Huntsville	0	0	0	0	0	0	0	16
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	24	0	0	0	4	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	18	0	0	0	0	0	0	0
Meaford	4	0	0	0	0	0	0	0
Midland	0	4	0	0	0	0	0	0
Mississippi Mills	19	0	0	0	0	0	0	0
North Grenville	6	0	0	0	0	0	0	0
North Perth	0	40	0	0	0	0	4	0
Orillia	0	10	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	0	0
Petawawa	0	0	0	0	0	0	0	0
Port Hope	0	4	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	13	14	0	0	0	0	16	0
Scugog	0	0	0	0	0	0	0	0
Stratford	9	12	0	0	0	4	0	6
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	12	0	0	0	1	0	0
Tillsonburg	0	3	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	6
Trent Hills	0	0	0	11	0	0	0	0
Wasaga Beach	0	18	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	8	0	0	0	0	0	0	0
Total Ontario (10,000+)	2,518	1,892	105	95	6,055	5,591	2,293	1,704

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Barrie	20	125	10	6	64	184	76	56
Brantford	119	68	0	3	0	0	0	58
Greater Sudbury	4	7	7	26	2	0	64	15
Guelph	252	91	0	0	22	523	77	23
Hamilton	405	776	14	36	22	301	246	160
Kingston	58	30	8	0	0	4	227	4
Kitchener	486	262	0	8	1,455	411	1,036	1,437
London	234	208	125	42	214	32	753	64
Oshawa	367	59	0	0	0	0	234	72
Ottawa	1,189	1,281	6	3	639	1,598	284	261
Peterborough	30	12	0	0	0	0	0	19
St. Catharines-Niagara	311	140	25	12	0	28	140	92
Thunder Bay	4	0	0	0	0	79	28	18
Toronto	3,320	2,353	63	4	12,216	28,874	1,914	1,368
Windsor	94	97	0	0	0	0	0	0
Centres 50,000 - 99,999								
Belleville	76	52	5	0	0	0	0	0
Chatham-Kent	0	19	0	0	0	0	0	0
Cornwall	0	0	0	15	54	0	26	9
Kawartha Lakes	18	42	0	0	0	0	0	0
Norfolk	22	18	0	0	0	0	0	6
North Bay	3	3	0	0	0	0	7	0
Sarnia	14	0	0	0	0	0	0	0
Sault Ste. Marie	3	10	4	15	0	0	0	4

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 10,000 - 49,999								
Bracebridge	7	14	0	0	0	0	8	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	0	3	0	0	3	0	4	0
Centre Wellington	59	4	0	0	112	49	24	56
Cobourg	0	22	0	0	0	0	0	0
Collingwood	14	15	0	0	30	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	3
Essex	0	11	0	0	0	0	0	0
Gravenhurst	0	4	0	0	0	0	0	6
Greater Napanee	0	0	4	8	0	0	0	0
Haldimand County	11	7	0	0	0	0	0	0
Hawkesbury	0	0	3	0	0	0	0	3
Huntsville	5	0	0	0	1	0	0	16
Ingersoll	25	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	7	0
Kincardine	22	24	0	0	0	4	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	18	0	0	0	0	0	0	0
Meaford	12	0	0	0	0	0	0	0
Midland	9	4	0	0	0	0	0	0
Mississippi Mills	60	0	0	0	1	0	0	1
North Grenville	20	10	0	0	0	12	0	0
North Perth	4	40	0	0	8	0	4	0
Orillia	27	23	0	0	0	0	0	0
Owen Sound	4	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	0	0
Petawawa	3	0	0	0	0	0	0	0
Port Hope	0	4	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	22	14	0	0	0	0	16	0
Scugog	0	0	0	0	0	0	0	0
Stratford	45	23	0	0	2	4	0	6
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	7	12	0	0	0	1	0	0
Tillsonburg	0	3	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	8	44
Trent Hills	0	0	0	11	0	0	0	0
Wasaga Beach	32	54	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	12	0	0	0	12	0	0	0
Total Ontario (10,000+)	7,447	5,944	274	189	14,857	32,104	5,183	3,801

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Centres 100,000+								
Barrie	152	143	16	109	76	6	244	258
Brantford	91	111	7	8	0	58	98	177
Greater Sudbury	41	46	0	0	4	18	45	64
Guelph	119	135	68	227	8	0	195	362
Hamilton	390	462	1	144	155	2	546	608
Kingston	113	90	0	0	149	4	262	94
Kitchener	412	315	1,115	313	662	1,053	2,189	1,681
London	357	410	84	143	108	74	549	627
Oshawa	298	217	64	13	36	0	398	230
Ottawa	1,058	918	82	593	206	34	1,346	1,545
Peterborough	88	85	0	0	0	2	88	87
St. Catharines-Niagara	382	256	15	5	156	86	593	347
Thunder Bay	36	50	0	0	2	4	38	54
Toronto	2,608	2,447	5,315	4,348	832	362	8,759	7,157
Windsor	287	196	0	14	0	0	287	210
Centres 50,000 - 99,999								
Belleville	107	109	0	0	5	0	112	109
Chatham-Kent	22	35	0	0	0	0	22	35
Cornwall	34	9	0	0	22	0	56	9
Kawartha Lakes	68	165	0	0	0	0	68	165
Norfolk	98	38	0	0	0	0	98	38
North Bay	1	14	0	0	0	0	1	14
Sarnia	63	42	0	0	0	0	63	42
Sault Ste. Marie	14	36	0	1	2	21	16	58

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Centres 10,000 - 49,999								
Bracebridge	11	11	0	0	0	0	11	11
Brighton	17	19	0	0	0	0	17	19
Brock	3	2	0	0	0	0	3	2
Brockville	13	7	0	0	4	0	17	7
Centre Wellington	104	15	105	49	0	56	209	120
Cobourg	15	9	0	0	0	0	15	9
Collingwood	27	25	0	0	0	2	27	27
Elliot Lake	1	0	0	0	0	0	1	0
Erin	12	0	0	0	0	0	12	0
Essex	9	10	0	0	0	0	9	10
Gravenhurst	11	5	0	0	0	0	11	5
Greater Napanee	5	7	0	0	0	0	5	7
Haldimand County	18	20	5	0	0	0	23	20
Hawkesbury	2	0	0	0	0	0	2	0
Huntsville	17	10	0	0	0	16	17	26
Ingersoll	16	8	0	0	0	0	16	8
Kenora	4	0	0	0	0	0	4	0
Kincardine	22	21	0	7	0	0	22	28
Lambton Shores	7	11	0	0	0	0	7	11
Leamington	63	27	0	0	0	0	63	27
Meaford	11	1	0	0	0	0	11	1
Midland	42	25	0	0	0	0	42	25
Mississippi Mills	42	11	0	0	0	0	42	11
North Grenville	18	39	0	0	0	0	18	39
North Perth	17	41	0	0	4	0	21	41
Orillia	31	32	0	4	0	0	31	36
Owen Sound	8	4	0	0	0	0	8	4
Pembroke	6	4	0	0	0	0	6	4
Petawawa	19	1	0	0	0	0	19	1
Port Hope	19	16	0	0	0	0	19	16
Prince Edward County	27	20	0	0	0	0	27	20
Saugeen Shores	43	23	0	0	16	0	59	23
Scugog	2	5	0	0	0	0	2	5
Stratford	19	8	0	8	0	6	19	22
Temiskaming Shores	9	0	0	0	0	0	9	0
The Nation	14	21	0	0	0	0	14	21
Tillsonburg	21	5	0	0	0	0	21	5
Timmins	1	3	0	0	0	6	1	9
Trent Hills	24	4	0	0	0	11	24	15
Wasaga Beach	45	44	0	18	0	0	45	62
West Grey	0	2	0	0	0	0	0	2
West Nipissing	11	3	0	0	0	0	11	3
Woodstock	93	17	0	0	0	0	93	17
Total Ontario (10,000+)	7,738	6,865	6,917	6,004	2,447	1,821	17,106	14,690

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market Ontario Region January - September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Barrie	498	415	64	241	90	62	652	718
Brantford	270	269	12	36	0	61	282	366
Greater Sudbury	120	103	4	0	71	45	195	148
Guelph	349	280	122	554	77	23	548	857
Hamilton	1,087	1,505	33	501	260	198	1,380	2,204
Kingston	266	260	0	0	235	4	501	264
Kitchener	1,099	834	1,587	505	1,036	1,446	3,722	2,785
London	879	750	408	291	883	106	2,170	1,147
Oshawa	1,089	723	166	13	234	73	1,489	809
Ottawa	2,788	2,551	658	1,599	323	307	3,769	4,457
Peterborough	210	254	11	0	0	21	221	275
St. Catharines-Niagara	1,033	761	97	78	183	114	1,313	953
Thunder Bay	131	167	0	79	31	20	178	266
Toronto	10,066	8,788	13,178	29,223	1,977	1,374	25,225	39,385
Windsor	768	500	9	33	2	0	779	533
Centres 50,000 - 99,999								
Belleville	265	208	0	0	5	0	270	208
Chatham-Kent	92	82	0	0	0	0	92	82
Cornwall	87	64	54	0	38	26	179	90
Kawartha Lakes	170	234	1	0	0	0	171	234
Norfolk	213	159	4	5	0	6	217	170
North Bay	38	33	0	0	7	0	45	33
Sarnia	148	120	0	0	0	0	148	120
Sault Ste. Marie	58	73	0	1	6	21	64	95

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 10,000 - 49,999								
Bracebridge	29	25	0	0	8	0	37	25
Brighton	45	44	0	0	0	0	45	44
Brock	9	5	0	0	0	0	9	5
Brockville	26	23	0	0	4	0	30	23
Centre Wellington	138	47	139	49	24	56	301	152
Cobourg	46	57	0	14	0	0	46	71
Collingwood	69	78	44	15	0	2	113	95
Elliot Lake	1	0	0	0	0	0	1	0
Erin	26	4	0	0	0	3	26	7
Essex	29	32	0	0	0	0	29	32
Gravenhurst	34	20	0	4	0	6	34	30
Greater Napanee	18	42	0	0	4	8	22	50
Haldimand County	50	44	5	0	0	0	55	44
Hawkesbury	2	0	0	0	3	3	5	3
Huntsville	56	33	5	0	0	16	61	49
Ingersoll	68	18	6	0	0	0	74	18
Kenora	36	14	0	0	7	0	43	14
Kincardine	64	31	0	7	0	0	64	38
Lambton Shores	18	11	0	0	0	0	18	11
Leamington	133	47	0	0	0	0	133	47
Meaford	32	3	0	0	0	0	32	3
Midland	104	60	0	0	0	0	104	60
Mississippi Mills	159	33	0	0	0	1	159	34
North Grenville	68	81	0	12	0	0	68	93
North Perth	51	57	12	0	4	0	67	57
Orillia	80	61	12	12	0	0	92	73
Owen Sound	32	13	4	0	0	0	36	13
Pembroke	20	14	0	0	0	0	20	14
Petawawa	62	14	0	0	0	0	62	14
Port Hope	40	47	0	0	0	0	40	47
Prince Edward County	63	57	0	0	0	0	63	57
Saugeen Shores	79	33	0	0	16	0	95	33
Scugog	20	13	0	0	0	0	20	13
Stratford	111	26	0	8	0	6	111	40
Temiskaming Shores	23	6	0	0	0	0	23	6
The Nation	28	31	0	0	0	0	28	31
Tillsonburg	68	24	0	0	0	0	68	24
Timmins	12	16	0	0	8	44	20	60
Trent Hills	51	11	0	0	0	11	51	22
Wasaga Beach	104	119	26	24	0	0	130	143
West Grey	0	9	0	0	0	0	0	9
West Nipissing	27	11	0	0	0	0	27	11
Woodstock	219	79	12	0	0	0	231	79
Total Ontario (10,000+)	24,074	20,526	16,673	33,304	5,536	4,063	46,303	57,893

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Third Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q3 2016	0	0.0	1	1.4	23	33.3	43	62.3	2	2.9	69	305,500	324,180
Q3 2015	0	0.0	0	0.0	34	53.1	29	45.3	1	1.6	64	298,900	305,950
Year-to-date 2016	0	0.0	3	2.1	53	36.8	83	57.6	5	3.5	144	305,500	312,967
Year-to-date 2015	0	0.0	1	0.8	61	48.4	63	50.0	1	0.8	126	300,000	303,208
Chatham-Kent													
Q3 2016	0	0.0	1	10.0	2	20.0	7	70.0	0	0.0	10	349,000	351,000
Q3 2015	0	0.0	0	0.0	7	35.0	13	65.0	0	0.0	20	349,450	340,020
Year-to-date 2016	0	0.0	1	2.3	20	45.5	21	47.7	2	4.5	44	309,000	339,905
Year-to-date 2015	0	0.0	1	2.4	18	43.9	21	51.2	1	2.4	41	349,000	340,193
Cornwall													
Q3 2016	0	0.0	0	0.0	4	36.4	7	63.6	0	0.0	11	320,000	319,638
Q3 2015	0	0.0	0	0.0	5	100.0	0	0.0	0	0.0	5	240,000	243,175
Year-to-date 2016	0	0.0	0	0.0	16	55.2	13	44.8	0	0.0	29	299,273	305,677
Year-to-date 2015	0	0.0	2	8.3	16	66.7	5	20.8	1	4.2	24	262,485	285,352
Kawartha Lakes													
Q3 2016	2	5.4	3	8.1	13	35.1	17	45.9	2	5.4	37	300,000	306,140
Q3 2015	0	0.0	8	10.4	35	45.5	34	44.2	0	0.0	77	294,990	291,184
Year-to-date 2016	6	6.5	7	7.5	38	40.9	39	41.9	3	3.2	93	289,000	291,908
Year-to-date 2015	0	0.0	9	8.0	49	43.8	54	48.2	0	0.0	112	295,000	300,982
Norfolk													
Q3 2016	3	3.8	0	0.0	21	26.9	45	57.7	9	11.5	78	356,450	369,075
Q3 2015	0	0.0	0	0.0	17	42.5	22	55.0	1	2.5	40	325,000	337,192
Year-to-date 2016	4	2.4	0	0.0	40	23.7	110	65.1	15	8.9	169	360,360	363,915
Year-to-date 2015	0	0.0	0	0.0	51	35.7	85	59.4	7	4.9	143	338,500	346,046
North Bay													
Q3 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	376,310	376,310
Q3 2015	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	381,500	397,067
Year-to-date 2016	0	0.0	0	0.0	0	0.0	8	100.0	0	0.0	8	372,905	382,326
Year-to-date 2015	0	0.0	0	0.0	1	7.1	11	78.6	2	14.3	14	354,900	378,057
Sarnia													
Q3 2016	2	4.3	5	10.6	3	6.4	34	72.3	3	6.4	47	397,900	370,477
Q3 2015	1	3.8	3	11.5	8	30.8	13	50.0	1	3.8	26	328,600	329,208
Year-to-date 2016	2	1.9	9	8.6	8	7.6	81	77.1	5	4.8	105	399,900	383,008
Year-to-date 2015	3	3.2	8	8.5	27	28.7	53	56.4	3	3.2	94	320,000	325,272
Sault Ste. Marie													
Q3 2016	0	0.0	0	0.0	1	14.3	6	85.7	0	0.0	7	400,000	381,929
Q3 2015	0	0.0	0	0.0	4	50.0	3	37.5	1	12.5	8	334,950	370,238
Year-to-date 2016	0	0.0	0	0.0	6	26.1	14	60.9	3	13.0	23	400,000	393,520
Year-to-date 2015	0	0.0	0	0.0	10	45.5	9	40.9	3	13.6	22	309,000	372,850
Barrie CMA													
Q3 2016	0	0.0	0	0.0	7	5.6	43	34.1	76	60.3	126	555,495	566,322
Q3 2015	0	0.0	0	0.0	0	0.0	75	72.1	29	27.9	104	446,825	475,764
Year-to-date 2016	0	0.0	0	0.0	7	1.7	195	48.6	199	49.6	401	499,900	544,977
Year-to-date 2015	0	0.0	0	0.0	2	0.7	184	61.5	113	37.8	299	458,255	498,071

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Third Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q3 2016	0	0.0	0	0.0	4	7.7	27	51.9	21	40.4	52	447,200	473,598
Q3 2015	0	0.0	0	0.0	8	9.6	50	60.2	25	30.1	83	450,000	456,596
Year-to-date 2016	0	0.0	0	0.0	15	8.9	108	64.3	45	26.8	168	400,000	440,279
Year-to-date 2015	1	0.4	1	0.4	25	10.5	149	62.6	62	26.1	238	424,950	443,389
Greater Sudbury CMA													
Q3 2016	0	0.0	0	0.0	0	0.0	14	63.6	8	36.4	22	484,900	504,886
Q3 2015	0	0.0	0	0.0	0	0.0	21	84.0	4	16.0	25	429,500	433,296
Year-to-date 2016	0	0.0	0	0.0	0	0.0	34	61.8	21	38.2	55	479,900	483,444
Year-to-date 2015	0	0.0	0	0.0	2	3.9	38	74.5	11	21.6	51	424,900	443,198
Guelph CMA													
Q3 2016	0	0.0	0	0.0	0	0.0	6	12.2	43	87.8	49	569,400	697,704
Q3 2015	0	0.0	0	0.0	1	1.1	37	39.8	55	59.1	93	514,515	543,651
Year-to-date 2016	0	0.0	0	0.0	0	0.0	32	20.9	121	79.1	153	566,092	639,878
Year-to-date 2015	0	0.0	0	0.0	2	1.2	77	45.6	90	53.3	169	505,897	545,896
Hamilton CMA													
Q3 2016	0	0.0	0	0.0	6	2.7	131	59.3	84	38.0	221	479,000	576,379
Q3 2015	0	0.0	0	0.0	8	2.5	171	54.3	136	43.2	315	489,900	603,856
Year-to-date 2016	0	0.0	0	0.0	42	6.2	410	60.3	228	33.5	680	469,000	543,529
Year-to-date 2015	1	0.1	0	0.0	21	2.6	450	56.0	331	41.2	803	489,000	569,578
Kingston CMA													
Q3 2016	0	0.0	0	0.0	5	9.3	46	85.2	3	5.6	54	340,000	358,941
Q3 2015	0	0.0	0	0.0	20	41.7	27	56.3	1	2.1	48	302,000	320,871
Year-to-date 2016	0	0.0	0	0.0	18	11.8	127	83.0	8	5.2	153	340,900	361,333
Year-to-date 2015	0	0.0	0	0.0	45	34.1	79	59.8	8	6.1	132	312,000	333,985
Kitchener CMA													
Q3 2016	0	0.0	0	0.0	0	0.0	182	58.9	127	41.1	309	459,900	495,871
Q3 2015	0	0.0	0	0.0	0	0.0	157	65.4	83	34.6	240	429,900	485,794
Year-to-date 2016	0	0.0	0	0.0	0	0.0	412	57.3	307	42.7	719	454,990	501,030
Year-to-date 2015	0	0.0	0	0.0	4	0.6	484	72.6	179	26.8	667	420,000	466,048
London CMA													
Q3 2016	1	0.3	0	0.0	39	10.3	252	66.8	85	22.5	377	399,900	438,366
Q3 2015	0	0.0	0	0.0	77	19.5	249	63.2	68	17.3	394	383,750	413,725
Year-to-date 2016	2	0.2	5	0.6	148	17.4	534	62.7	162	19.0	851	384,900	414,950
Year-to-date 2015	2	0.3	4	0.6	147	20.9	431	61.2	120	17.0	704	380,000	405,528
Oshawa CMA													
Q3 2016	0	0.0	0	0.0	0	0.0	98	39.4	151	60.6	249	530,000	546,015
Q3 2015	0	0.0	0	0.0	0	0.0	121	55.0	99	45.0	220	485,000	500,701
Year-to-date 2016	0	0.0	0	0.0	3	0.4	392	46.7	444	52.9	839	507,000	524,345
Year-to-date 2015	0	0.0	0	0.0	6	0.9	392	58.0	278	41.1	676	476,495	487,054
Ottawa CMA													
Q3 2016	0	0.0	0	0.0	3	0.6	203	42.6	271	56.8	477	525,000	538,016
Q3 2015	0	0.0	0	0.0	0	0.0	134	46.2	156	53.8	290	514,900	518,901
Year-to-date 2016	1	0.1	0	0.0	3	0.2	715	56.1	556	43.6	1,275	484,900	511,130
Year-to-date 2015	0	0.0	0	0.0	0	0.0	542	57.8	396	42.2	938	476,445	502,969

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Third Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q3 2016	2	3.9	3	5.9	29	56.9	13	25.5	4	7.8	51	275,000	302,512
Q3 2015	0	0.0	0	0.0	14	22.2	46	73.0	3	4.8	63	330,900	346,556
Year-to-date 2016	3	2.1	15	10.6	72	51.1	42	29.8	9	6.4	141	270,000	303,323
Year-to-date 2015	0	0.0	1	0.7	38	26.8	98	69.0	5	3.5	142	324,400	337,513
St. Catharines-Niagara CMA													
Q3 2016	0	0.0	0	0.0	18	7.2	178	71.2	54	21.6	250	425,000	454,095
Q3 2015	1	0.5	0	0.0	32	16.2	141	71.6	23	11.7	197	389,000	399,902
Year-to-date 2016	1	0.1	1	0.1	63	8.5	554	74.9	121	16.4	740	399,900	429,542
Year-to-date 2015	4	0.7	3	0.5	76	13.7	375	67.7	96	17.3	554	397,760	421,277
Thunder Bay CMA													
Q3 2016	0	0.0	0	0.0	1	11.1	7	77.8	1	11.1	9	399,900	424,033
Q3 2015	0	0.0	0	0.0	2	15.4	10	76.9	1	7.7	13	349,900	384,460
Year-to-date 2016	0	0.0	0	0.0	1	3.2	25	80.6	5	16.1	31	399,900	427,332
Year-to-date 2015	0	0.0	0	0.0	2	3.4	50	86.2	6	10.3	58	389,900	407,889
Toronto CMA													
Q3 2016	1	0.1	0	0.0	1	0.1	139	7.1	1,816	92.8	1,957	800,900	1,104,989
Q3 2015	0	0.0	0	0.0	3	0.2	294	17.0	1,432	82.8	1,729	739,000	1,008,711
Year-to-date 2016	2	0.0	0	0.0	7	0.1	549	8.0	6,299	91.9	6,857	749,900	958,341
Year-to-date 2015	2	0.0	0	0.0	8	0.1	991	17.7	4,592	82.1	5,593	691,100	915,499
Windsor CMA													
Q3 2016	0	0.0	0	0.0	48	21.9	130	59.4	41	18.7	219	389,900	420,908
Q3 2015	0	0.0	0	0.0	21	22.8	53	57.6	18	19.6	92	400,651	433,072
Year-to-date 2016	0	0.0	4	0.7	140	25.8	314	57.8	85	15.7	543	379,381	398,591
Year-to-date 2015	0	0.0	0	0.0	103	30.0	179	52.2	61	17.8	343	373,874	412,006
Total Urban Centres in Ontario (50,000+)													
Q3 2016	11	0.2	13	0.3	228	4.9	1,629	34.8	2,801	59.8	4,682	564,233	742,525
Q3 2015	2	0.0	11	0.3	296	7.1	1,705	41.1	2,138	51.5	4,152	506,749	689,197
Year-to-date 2016	21	0.1	45	0.3	700	4.9	4,812	33.8	8,643	60.8	14,221	569,900	704,477
Year-to-date 2015	13	0.1	30	0.3	714	6.0	4,820	40.4	6,366	53.3	11,943	515,910	671,614

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ontario

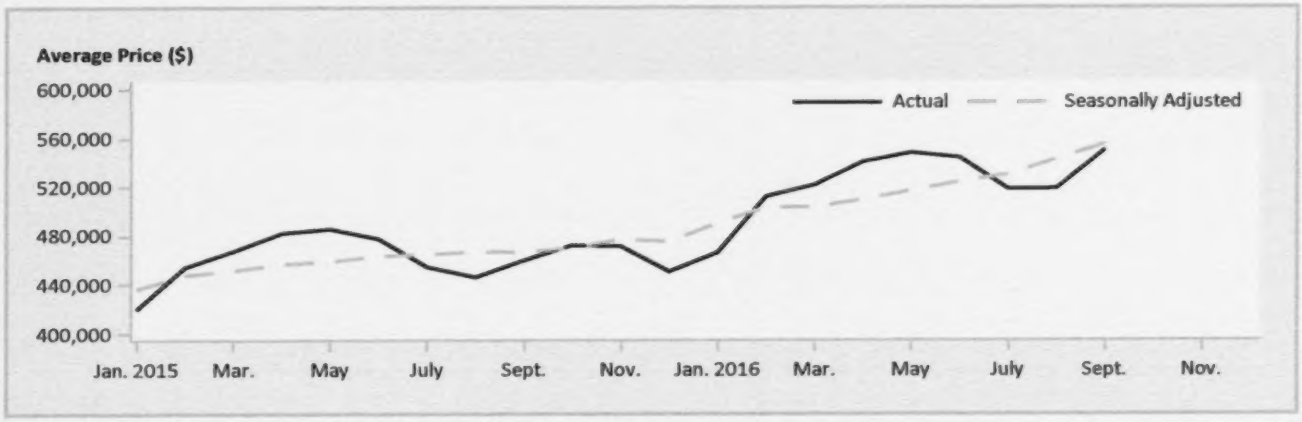


Figure 5.2: MLS® Residential Sales for Ontario

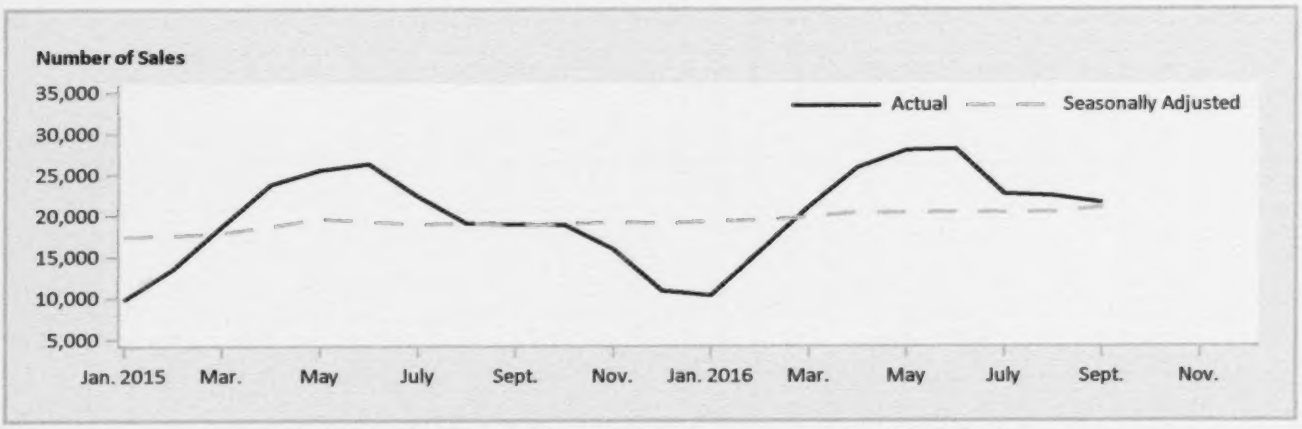
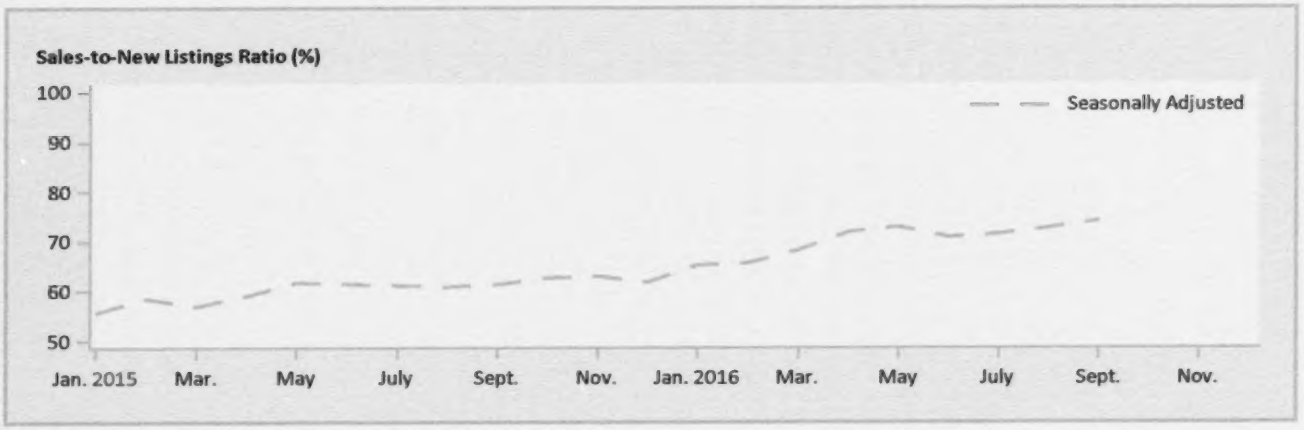


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ontario



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Source: CREA / Haver Analytics

Table 6: Level of Economic Indicators for Ontario Region
Third Quarter 2016

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2015	January - March	568	3.0	4.8	6,896.4	6.9	10,081	122.8	920	67,887,888	79.20
	April - June	561	2.9	4.6	6,919.3	6.6	29,268	109.5	933	72,856,535	81.10
	July - September	561	2.9	4.6	6,931.3	6.7	42,444	89.6	949	73,826,324	75.79
	October - December	561	3.1	4.6	6,946.9	6.8	11,829	96.2	950	93,056	74.50
2016	January - March	561	3.1	4.6	6,983.1	6.8	39,402	97.7	959	296,789	74.03
	April - June	561	3.1	4.6	6,998.3	6.7	47,728	102.7	958	76,641,662	77.77
	July - September	565	3.1	4.7	6,979.0	6.6		101.7	960		76.36
	October - December										

Table 6.1: Growth(1) of Economic Indicators for Ontario Region
Third Quarter 2016

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2015	January - March	-3.8	-0.2	-0.4	0.5	-0.6	-38.8	16.0	2.1	1.6	-12.2
	April - June	-1.5	-0.3	-0.2	0.8	-0.7	4.9	10.9	3.3	-0.8	-12.2
	July - September	-1.5	-0.3	-0.2	0.7	-0.6	21.3	-13.8	4.4	3.0	-16.7
	October - December	-1.5	-0.1	-0.2	0.6	-0.1	**	-14.7	3.8	3.3	-14.8
2016	January - March	-1.2	0.2	-0.1	1.3	-0.1	**	-20.4	4.3	9.4	-6.5
	April - June	0.0	0.3	0.0	1.1	0.0	63.1	-6.2	2.7	5.2	-4.1
	July - September	0.7	0.3	0.1	0.7	-0.2		13.6	1.2		0.7
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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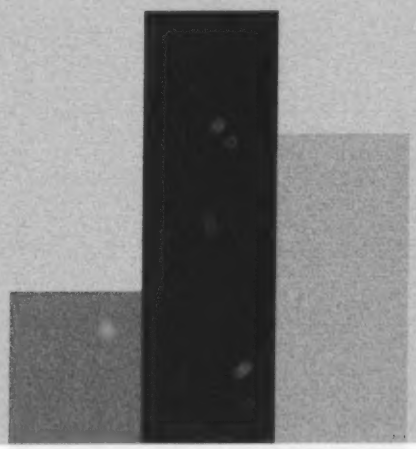

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